

WALTHAM FOREST LONDON BOROUGH COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1971 AND THE TOWN AND COUNTRY
PLANNING GENERAL DEVELOPMENT ORDERS 1973 TO 1976**

DIRECTION UNDER ARTICLE 4

St. Mary's Church Area E.17 Conservation Area

Notice is hereby given that the Secretary of State for the Environment has approved with modifications a direction made by the Waltham Forest London Borough Council under Article 4 of the Town and Country Planning General Development Order 1973 relating to the St. Mary's Church Area E.17 Conservation Area with respect to development described in Classes I, II and III(a) of Schedule I of the said Order. The effect of the approved direction is that the permission granted under Article 3 of the 1973 Order shall not apply to particular development within the said Classes I and II described therein as follows:

Class I - Development within the curtilage of a dwellinghouse

1. The enlargement improvement or other alteration of a dwellinghouse so long as: (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or 1/10th whichever is the greater, subject to a maximum of 115 cubic metres; (b) the height of the building as so enlarged altered or improved does not exceed the height of the highest part of the roof of the original dwellinghouse; (c) no part of the building as so enlarged altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway.

Provided that the erection of a garage, stable, loose- box or coach-house within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission including the calculation of cubic contents.

2. The erection or construction of a porch outside any external door of a dwellinghouse so long as: (a) the floor area does not exceed 2 square metres; (b) no part of the structure is more than 3 metres above the level of the ground; (c) no part of the structure is less than 2 metres from any boundary of the curtilage which fronts on a highway.
3. The erection, construction or placing, and the maintenance, improvement or other alteration within the curtilage of a dwellinghouse, of any building or enclosure (other than a dwelling, garage, stable, loose- box (or coach-house) required for a purpose incidental to the enjoyment of the dwellinghouse, as such including the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse, so long as:
 - a. no part of such building or enclosure projects beyond the forwardmost part of any wall of the original dwelling house which fronts on a highway;

- b. the height does not exceed, in the case of a building with a ridged roof, 4 metres, or in any other case, 3 metres;
- c. the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed one half of the total area of the curtilage excluding the ground area of the original dwellinghouse.
- d. The construction within the curtilage of a dwelling-house of a hardstanding for vehicles for a purpose incidental to the enjoyment of the dwellinghouse as such.

Class II - Sundry minor operations

1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.
2. The formation, laying out and construction of a means of access to a highway not being a trunk or classified road, where required in connection with development permitted by Article 3 of and Schedule I to the Town- and Country Planning General Development Order 1973 (other than under this Class).
3. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction

and that the said development shall not be carried out within the area declared by the Council to be the St. Mary's Church Area E.17 Conservation Area unless permission is granted by the Local Planning Authority on an application made in that behalf.

The Secretary of State is not however satisfied that there is sufficient justification for the direction in respect of Class III(a) development and has therefore excluded this class from the direction.

A copy of the direction as approved by the Secretary of State and of the map defining the St. Mary's Church Area E.17 Conservation Area to which the direction relates may be seen at all reasonable hours at the offices of the said Council at the:

- a) Town Hall, Forest Road, Walthamstow, E.17;
- b) Municipal Offices, High Road, Leyton, E.10; and
- c) Municipal Offices, The Ridgeway, Chingford, E.4

The direction shall come into operation on the 18th March 1977.

R. E. Smith, Borough Solicitor and Secretary Town Hall,
Forest Road, Walthamstow, E.17.

17th March 1977.